

Test Valley Borough Council Consultation for Local Plan 2040 Regulation 18 Stage 1

COMMENTS FORM

Test Valley Borough Council has published its Local Plan 2040 Regulation 18 Stage 1 document for public consultation. This consultation document sets out draft strategic planning priorities for Test Valley supported by a number of strategic policies.

The consultation period runs from Friday 11 February to noon on 8 April 2022. Please respond before the close of the consultation period so that your comments may be taken into account.

You can respond to our consultation by filling out the form below. This form has two parts:

Part A: Your Details

Part B: Your Comments (please fill in a separate sheet for each comment you wish to make)

Further information can be found on our website at:

www.testvalley.gov.uk/localplan2040

Once the form has been completed, please send to
[REDACTED] by **noon on 8 April 2022**.

Following receipt of your comments from, we will keep you informed of future consultation stages unless you advise us that you want to opt out of such communication.

If you are unable to send via email, please send a postal copy to our address below.

Contacting us

Planning Policy and Economic Development Service
Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

Tel: [REDACTED]

Website: www.testvalley.gov.uk/nextlocalplan

Email: [REDACTED]

Part B: Your Comments

Please use the boxes below to state your comments. Insert any general comments you may have that do not relate to a specific paragraph number or policy in the general comments box. For specific comments, please make it clear which paragraph, policy or matter your comments relate to where possible.

If you are suggesting a change is needed to the draft Local Plan or supporting document, it would be helpful if you could include suggested revised wording.

If you are commenting on a document supporting the draft Local Plan (such as a topic paper, or the Sustainability Appraisal), please indicate so.

General

My comments relate to the zoning of the town centre.

No 33 Church Street has recently received a refusal of planning permission for the change of use of the ground floor to residential. My client has submitted an appeal against this refusal. The current zoning of the northern end of Church Street as primary shopping frontage – due to be replaced in the emerging Local Plan with a ‘Zone A’ zoning is problematic and inconsistent with the remainder of the town’s new zoning proposals, past history and future direction.

- 1. No 33 has variously been used as residential and retail over historical times. Testimony can be provided of such fluctuating usage if required.**
- 2. After the building fell into disrepair it was compulsorily purchased by TVBC, and sold to a local development company. A planning permission was granted in 2000 for the change of use of the ground floor of No 33 to residential as demand for commercial uses in this part of the was considered low. Although this was not implemented the change of use was considered acceptable by the LPA. Mr and Mrs Karsenbarg bought the premises with a residential mortgage originally intending to live there but instead operated their printing business from the premises (not requiring a change of use back to retail as the use subsisted). After 18 years of operation, Mr and Mrs Karsenbarg are moving their printing business further towards the centre of town (Abbey Walk) because footfall is too low in their current position. They now wish to occupy the ground floor as residential.**
- 3. The eastern end of The Hundred has a secondary shopping frontage designation in the current plan, proposed for a ‘Zone B’ designation in the new plan. However, when directly compared with the northern end of Church Street, the eastern end of The Hundred has more town centre uses at a higher density. This is demonstrated in the table below:**

Northern End of Church Street (Primary)			
No	West side	No	East side
x	Citizens Advice	13	Romsey Information Centre
24	Residential	15-25	Post Office
26	Residential	25	Oasis Christian Centre
28 and 28B	Residential	3 Abbey Walk	Vacant (Appellants new Premises)
30	Residential	1-2 Abbey Walk	Hampshire Mobility Services
32	Residential	29	Beauty Salon
		31	Residential
		33	Vacant
		35	Medical Clinic
Eastern End of The Hundred (Secondary)			
	Northern side		Southern Side
54	Biba Hair	37	Sweeney
56-58	Romsey Bridal	39	Roma Pizza
60	Footner and Ewing Solicitors	43	Complete Security Locksmiths
70	Romsey Picture Framing	45	The Romsey Cobbler
72	Betfred	47-49	Hundred Records
74	Casbrook Home Care	51	My Dentist
76	Residential	53	Residential
80	Bertie's Restaurant	55	Residential
82	Abbey Orthodontics	1-7 Palmerston St	The Palmerston Rooms Hotel
84	Flhair Hair Salon	2-4 Palmerston St	Residential
86	Taylor, Hill and Bond Estate Agent	4 Palmerston Terrace	Residential

It is therefore considered that the rationale for the zoning of the northern end of Church Street as Zone A is without foundation and inconsistent with the zoning decisions of other parts of the town centre.

The only properties to the No 29 Church Street are residential or vacant, with the exception of a Chinese medical clinic.

A marketing exercise has now been carried out for No 33 showing no interest in occupying the property for commercial uses.

This is likely to be exacerbated by 'pull' of the town centre southwards through the South of Romsey Town Centre Masterplan.

It is requested that consideration is given to zoning the northern end of Church Street from No 31 onwards as Zone B.

There is no logical rationale for retaining this area within the primary shopping frontage or 'Zone A' area of Romsey Town Centre.

Paragraph Ref	Specific Comments

Please use next page if necessary

What happens next?

All valid responses received within the consultation period will be acknowledged and you will be given a reference number. Please quote this number when contacting the Council about the Local Plan 2040. If you have an agent acting on your behalf, correspondence will be sent to your agent.

All responses received will be taken into account as part of the preparation of the Local Plan 2040.